

**CITY OF BRIDGEPORT
STRATFIELD HISTORIC DISTRICT
REGULAR MEETING
FEBRUARY 3, 2015**

ATTENDANCE: Susan Tabachnick, Acting Chair; Jasmin Richards; Frank Borres

STAFF: Dennis Buckley, Director of Planning and Zoning

OTHER: Samuel Colon

CALL TO ORDER

The meeting was called to order at 7:45 P.M. by Chairman Tabachnick. There was a quorum present.

PUBLIC HEARING

Certificate Of Appropriateness: Application #2015 – 01 -- By Samuel Colon for a Certificate of pppropriateness to replace windows at 1140 Laurel Avenue in the Stratfield Historic District.

Mr. Samuel Colon was present for the public hearing and came forwards to discuss application #2015-01. He stated that the home had been closed for about two years. He listed the occupations of him and his wife for the Commission. He stated that the windows in question were likely to become a safety issue due to their inability to open and he had contacted a contractor to deal with the windows. As the work on the windows was beginning he received notification that he needed to apply for a Certificate of Appropriateness in order to continue his work. Discussion followed on the details of the notification. The Commissioners stated that all work that was visible from the street needed to come before the commission first before work could begin.

A review of the windows for the Commission followed. It was stated that work done on the inside of the house didn't matter but work outside of the house did matter because it affected housing values.

The public hearing was then closed.

NEW BUSINESS

APPLICATION #2015 – 01 – 1140 LAUREL AVENUE

Discussion on the windows followed. It was noted that Mr. Minor was working on creating a process to flag individual properties that were located within the Historic District when title searches were done before his retirement. Commissioner Borres stated that he was skeptical that most people were unaware that their properties were located in

a historic district and were, instead, ignoring the law. He then stated that he wished there was a more reliable mechanism to tell people that they live in a historic district. Discussion followed on the implications of approving or denying a certificate of appropriateness.

**** COMMISSIONER BORRES MADE A MOTION TO DENY APPLICATION #2015-01 BY SAMUEL COLON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 1140 LAUREL AVENUE IN THE STRATFIELD HISTORIC DISTRICT
** COMMISSIONER RICHARDS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

A brief discussion followed with the applicant about how to resolve the situation. The commission then asked Mr. Buckley where Mr. Kooris was. Mr. Buckley then explained that there had been a scheduling conflict.

OLD BUSINESS

Commissioner Borres stated that he would like to re-invite, for the second time, Mr. David Kooris to the meetings of the Stratfield Historic District Commission and that he was disappointed that Mr. Borres could not make it to the meeting.

Commissioner Richards asked how the commission should extend their invitation to Mr. Kooris in the future. Mr. Buckley stated that he would notify the department secretary to ask Mr. Kooris to attend the next meeting to discuss some very serious issues.

Mr. Borres stated that he would like to set up a meeting with someone in the office to discuss how they can send a letter to everyone in the historic district during the work-day and meet with a city official.

Commissioner Richards stated that she would like it to be recorded that it should be a matter of course that the police be present in the room without her requesting it.

MINUTES OF DECEMBER 2013 AND JULY 2014, OCTOBER 7, 2014, NOVEMBER 2014, JANUARY 2015

**** COMMISSIONER BORRES MOTIONED TO APPROVE THE MINUTES OF JANUARY 06, 2015 WITH THE FOLLOWING CHANGES:**

1) On page 3, paragraph 1, of the minutes of January 06, 2015 change 'Commissioner Bores said that he would put it on the NRZ agenda.' To 'Commissioner Borres said that he would put it on the NRZ agenda.'

2) On page 3 of the minutes of January 06, 2015, Commissioner Richards requested that the wording be changed from 'There was not a quorum to approve minutes.' To 'There was not a quorum of Commissioners who had previously attended to approve minutes.'

**** COMMISSIONER TABACHNICK SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

Commissioner Richards stated that there was not a quorum of Commissioners who had previously attended to approve the minutes of December 2013 and July 2014, October 7, 2014, and November 2014.

ADJOURNMENT

**** COMMISSIONER BORRES MOTIONED TO ADJOURN.
** COMMISSIONER RICHARDS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:40 P.M.

Respectfully Submitted,

Ian A. Soltes
Telesco Secretarial Services